

157.0

0008

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

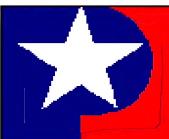
854,400 / 854,400

USE VALUE:

854,400 / 854,400

ASSESSED:

854,400 / 854,400


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
261		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CAHILL CHRISTOPHER	
Owner 2:	
Owner 3:	

Street 1: 261 RENFREW ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER

Owner 1: GOPINATH NALINI -	
Owner 2: GOPINATH C -	

Street 1: 261 RENFREW ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Aluminum Exterior and 2320 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/Ha: 0.13774

Total SF/SM: 6000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 420,000

Spl Credit

Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

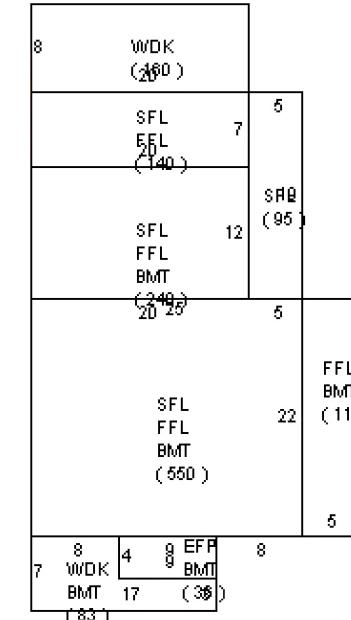
Type:	97 - Tudor	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	3 - Aluminum	
Sec Wall:	4 - Vinyl	25 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	2	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Fair

COMMENTS

PDAS.

SKETCH

Sum Area By Label:
 FFL = 1040
 BMT = 1019
 SFL = 1025
 WDK = 243
 EFP = 36

GENERAL INFORMATION

Grade:	C+ - Average (+)
Year Blt:	1932
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50 %
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION**

Phys Cond: GD - Good

18. %

Functional: %

Economic: %

Special: %

Override: %

PERCENTAGE

Total: 18.6 %

CALC SUMMARY

Basic \$ / SQ: 135.00

SIZE

1.15847456

Size Adj.: 0.98500049

CONSTANT

Adj \$ / SQ: 154.048

Other Features: 107300

GRADE

Grade Factor: 1.10

NBHD Inf: 1.00000000

NBHD MOD

NBHD Mod: 1.00

LUC

Factor: 1.00

Adj Total: 533665

JURIS

Juris. Factor: 1.00

Depreciation: 99262

VAL/SU

Before Depr: 169.45

Depreciated Total: 434404

NET/SU

Val/Su Net: 129.17

COMPARABLE SALES

Rate Parcel ID Typ Date Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val